



Asking Price £380,000

Introducing this stunning three double bedroom semi-detached 1930's family home nestled in the highly sought-after location of Fort Austin Avenue, Crownhill. Steeped in charm and character, this residence boasts beautifully proportioned living spaces. Upon entry, you are greeted by a bright and airy hallway, setting the tone for the elegance that awaits within. The lounge is adorned with a captivating feature bay window, offering a cozy retreat for relaxation. Adjacent, the dining room provides a perfect setting for family gatherings and entertaining guests. Adding to the allure, a delightful conservatory beckons with double doors opening onto the level south-facing rear garden, seamlessly blending indoor and outdoor living. The generously sized kitchen/breakfast room provides ample space for culinary pursuits and casual dining, catering effortlessly to the demands of modern family life. Ascending to the first floor, discover a modern shower room serving three generously sized double bedrooms, each exuding comfort and style. This property further benefits from driveway parking, a larger than average garage, and a spacious level south-facing rear garden, offering a tranquil retreat for outdoor enjoyment and alfresco dining. Presented to the market with no onward chain, this enchanting home offers a rare opportunity to embrace a lifestyle of comfort, convenience, and timeless appeal

novahomes

Established 2008

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Fort Austin Avenue, Crownhill, PL6 5NS

Accommodation Comprises

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Ground Floor

Entrance Hall

Downstairs WC

Lounge

3.72m (12'2") Plus Bay x 3.49m (11'5")

Dining Room

3.71m (12'2") x 3.49m (11'5")

Conservatory

3.3m (10'10") x 2.41m (7'11")

Kitchen/Breakfast Room

5.34m (17'6") x 2.95m (9'8")

First Floor

Bedroom One

3.72m (12'2") Plus Bay x 3.49m (11'5")

Bedroom Two

3.71m (12'2") x 3.49m (11'5")

Bedroom Three

3.69m (12'1") x 3.01m (9'11")

Shower Room

Garage

8.87m (29'1") x 3.03m (9'11")

Viewing Arrangements

Viewing strictly by appointment through the agent. Please respect the occupier's privacy and do not make an approach by knocking on the door.







Ground Floor

First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Notice: Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

